



Our Ref: PR110976
Date: 2 December 2011

Attn: Mr Ben Lusher
Senior Planner, Metropolitan Regional Planning - South

Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Via: hand delivery

Dear Mr Lusher

RE: Macquarie Park - MP 09_0218
120-128 Herring Road, Macquarie Park, Ryde

Section 75W Modification – Building A- Basement Carparking (Modification No 2)

In accordance with the provisions of Section 75W (s75W) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and on behalf of our client Toga Group, we hereby submit this s75W Application to modify Minister's approval MP 09_0218 which was granted on 20 January 2011, for demolition of existing structures, excavation, and the construction of a 12 storey residential/retail building (Building A) and private/public infrastructure works for Stage 1, at 120-128 Herring Road, Macquarie Park.

The proposed modifications relate to minor changes to the basement levels of Building A, majority of which stem from detailed design issues such as the size of structural columns required to support the building.

This report describes and explains the proposed modifications and assesses the impacts of the changes. The application also includes:

- 4 x A3 copies of revised plans prepared by Turner and Associates (**Attachment A**).
- A completed Request to Modify a Major Project Application form.
- 2 x CDs of the Application.

1. BACKGROUND

On 20th January 2011, the Minister for Planning granted approval subject to conditions to Major Project Application (MP 09_0218), comprising of the construction of a 12 storey mixed use residential/retail building (Building A) providing 123 apartments, ground floor retail space, basement car parking for 152 cars and construction a new local access road.

On 11 July 2011 the Minister for Planning approved a s75W Application to increase apartment numbers from 123 to 127 units, change the dwelling mix, and increase the Gross Floor Area by 93sqm, with minor changes within the basement car park including removal of double loaded parking spaces and minor external façade changes (Modification 1).

2. PROPOSED MODIFICATIONS

This s75W Application (Modification 2) seeks to modify minor aspects of the approved project relating to the basement levels of Building A.

The proposed changes to the basement levels are shown in the plans provided at **Attachment A** and described below:

- Increase in the size and numbers of structural columns within the basement levels.
- Removal of the split basement levels so that each of the three basement levels are comprised of a single floor level.
- Removal of the 1:20 vehicle and pedestrian ramps which provided access to the split basement levels which are to be removed.
- Lengthening of the main vehicle ramp to allow for the change in basement levels whilst providing vehicle access in accordance with Australian Standards.
- Reconfiguration of parking, bicycle/storage and services.
- Excavation of the northern portion of the Level 3 basement so that it matches the basement levels above.

The proposed design changes are necessary due to:

- the structural columns currently shown on the approved plans not being of sufficient capacity to support the building,
- the additional space required to accommodate the additional number of, and increase in the size of, structural columns within the basement levels, and
- the revised location of structural columns across the levels.

The proposed changes have allowed for further design refinement and the reconfiguration of parking spaces and services located within the basement to provide a more efficient and practical basement layout.

The Project Approval is to be amended by replacing the approved Basement Level plans in Condition A2 with the corresponding proposed plans as detailed in the table below.

Approved Dwg No	Rev	Amended Rev / Date	Name of Plan	Proposed Modifications
A211	J	K / 29/11/11	Car Park Level 3 Plan	<ul style="list-style-type: none"> - Revised car park layout - Changes to number of and size of structural columns - Removal of split level and associated ramp
A212	J	K / 29/11/11	Car Park Level 2 Plan	<ul style="list-style-type: none"> - Revised car park layout - Changes to number of and size of structural columns - Removal of split level and associated ramp
A213	J	K / 29/11/11	Car Park Level 1 Plan	<ul style="list-style-type: none"> - Revised car park layout - Changes to number of and size of structural columns - Removal of split level and associated ramp
A251	D	E / 01/12/11	Section FF	<ul style="list-style-type: none"> - Revised floor levels

3. LIKELY ENVIRONMENTAL IMPACTS FROM PROPOSED MODIFICATION

The proposed modifications are limited to minor changes to the basement levels of Building A only and do not alter the approved uses, number of apartments, gross floor area, or the envelope of Building A above ground.

The proposal does not include any change to the number of car or motorcycle spaces and therefore there will be no change in traffic volumes accessing the basement levels.

The proposed modifications do not result in any significant issues requiring further consideration in accordance with the "*Key Assessment Requirements*" outlined in the Director General's Requirements for the original Part 3A Project Application.

The proposed changes will have a beneficial impact through removing the split basement levels and thus improve vehicle manoeuvring and navigation within the car parking area.

4. RELEVANT PLANNING CONTROLS

The proposed modifications do not introduce any issues of non-compliance with the relevant planning controls. They relate only to the basement levels of Building A and will not require reconfiguration to any other part of the building. The modifications will not result in a change in the number of approved car or motorcycle spaces or any change to the external design appearance, materials or colour finishes or gross floor area of the approved building.

The reconfigured parking areas, ramp grades, parking spaces, aisle widths, column locations and height clearances will be provided in accordance with the Australian Standard for Parking Facilities (Part 1: Off-street car parking), AS 2890.1:2004.

5. CONCLUSION

The proposed modifications relate to minor changes to the basement levels of Building A, majority of which stem from detailed design issues such as the size of structural columns required to support the building. As outlined above the proposed modifications will retain the intent of the original project approval dated 20 January 2011 and therefore will result in a development that is substantially the same as that previously approved by the Minister.

The modifications are considered minor and appropriate. The amended design does not raise any issues in relation to the planning controls which relate to the site. The changes are will have a beneficial impact in terms of improved navigation and manoeuvring throughout the car parking levels.

We trust that the above information will enable a prompt decision in this matter. However, should further information be required please do not hesitate to contact the undersigned on TEL 8270 8300 or Steve Jakubiw at Toga Group on TEL 0404 044 739.

Yours sincerely
RPS

A handwritten signature in black ink, appearing to read 'Mangels', written over a horizontal line.

Peter Mangels
Planner



Appendix A – Revised plans prepared by Turner and Associates

